

Conifer Park #6 Homeowner's Association

Web Blog: <http://coniferpark6.blogspot.com>

QUARTERLY NEWSLETTER – Fall 2010

YOUR HOMEOWNERS ASSOCIATION



Below you will find a list of names and phone numbers of the volunteers who serve the Homeowners Association. Please feel free to give any of us a call:

President Gerry Austin	871-1686
Vice President Michael Groah	871-1385
Secretary Danica Groah	871-1385
Treasurer Nancy Rollins	871-7230

Board of Directors

Richelle Sherwood	769-2398
Laura Young	769-2703
Jana Sanders	871-1188

Architectural Review Committee

Gerry Austin	871-1686
Dave Black	(206) 617-8541
Jaclyn Petersen	871-6361

We're online!



- ü You can find contact info, our legal documents, and other news at <http://coniferpark6.blogspot.com>
- ü Find us on Facebook: "Conifer Park 6 Homeowners Association"
- ü Get e-mail "Alerts": Sign up for our E-mail alerts to receive information about recent neighborhood crimes, lost pets, or other immediate problems in our community. If you aren't already receiving alerts, send a message to Gerry at millsaustin@wavecable.com along with your address, and you'll be added. We do not sell, share, or otherwise distribute e-mail addresses.

CC&Rs, parking & exterior modifications



The mission of our Homeowners Association is to maintain our property values through the covenants, conditions, and restrictions (CC&R's) which are in effect for our entire community. While some homeowners associations have extremely restrictive CC&R's, governing things such as what color you can paint your house, whether or not you can display flags, to how long your grass can be, our CC&R's are much more reasonable and deal generally with only issues that would negatively impact property values.

With our declining real estate market, our HOA has been concerned about the impact that neglected properties may be having on homes for sale in our neighborhood. Over the past year, the HOA has sent some letters to homeowners requesting that a violation of the CC&R's be corrected, and thanks to our receptive neighbors, the violations have been resolved without any additional action. The HOA is also working to resolve issues with a bank owned home that is in the process of being foreclosed on and has been neglected.

Several issues have come to the attention of the Architectural Review Committee (ARC) in the past several months regarding violations to our CC&R's, most notably vehicle parking. Our CC&R's prohibit trailers, boats, and

Welcome!



We would like to welcome all of our new neighbors to the neighborhood. We hope to see you at the annual HOA meeting & picnic!

Newsletter by Email



Would you rather receive the HOA newsletter by email? Please contact Danica Groah at danicakramer@hotmail.com. You will still receive the winter issue by mail as it goes out with the annual dues notice.

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recreational vehicles from being stored within sight of the road, and also prohibit parking homeowner vehicles anywhere other than a driveway or garage.

Complaints have been received recently about vehicles parked on both lawns and sidewalks. Parking vehicles on sidewalks presents a safety hazard to pedestrians and children who must walk in the road to get around the vehicle. We have several spots in the neighborhood with poor road visibility, and we've all seen how fast some vehicles drive through the neighborhood. Lawn parking causes severe damage to landscapes, as our soil is easily compacted, to the point that grass will no longer easily grow there. Please be mindful of where you are parking your vehicles.

Another issue which has been noticed recently is tree cutting and unauthorized exterior modifications. Our CC&R's require architectural committee approval prior to removing any tree or limb more than 4" in diameter, even if a professional service is doing the cutting. The ARC rarely denies any of these requests, but ensures that the request is reasonable, and reasonable mitigation occurs (such as clearing limbs within a reasonable time frame, and notifying neighbors of road obstructions).

Exterior modifications are any project which affect any part of your house, or property that is visible from a neighboring lot. Again, the ARC rarely denies any of these requests, but ensures that projects are completed as scheduled, suitable materials are used, and neighboring property values are not affected adversely from any project. The risk of not having a modification approved by the ARC, is that at ANY time in the future, if another homeowner doesn't like what you've done, they can enforce the CC&R's themselves, without the HOA's involvement, in court, and order removal. Having your project approved protects you from any future HOA or homeowner involvement.

For any questions about our CC&R's, or for requests to improve property, please contact a member of the Architectural Review Committee.

Winter Weather is coming

By Gerry Austin



Fall is a great time to check your gutters for blockages, and ensure all your storm drains are working properly. This

winter is forecast to be a strong "la Nina" which means wetter and cooler weather than usual. "La Nina" also typically bring more snowfall, so be prepared for winter driving conditions. When roads get icy or slushy, Conifer Park Drive can be extremely dangerous to drive on as it's got two steep hills. A better option is to go north on Fircrest, then taking a left on Madrona, and left onto Lund.

Also, if you cannot get your vehicle to your house, please ensure it is left in a safe location, and is not blocking the road or someone's driveway. We have several first responders living in our neighborhood who may need to leave at any time.

A community that cares

By Danica Groah



One of the topics at this year's Homeowner's Association Meeting & Picnic on August 3rd was a home on Saxon that had been abandoned in the foreclosure process. The previous owners were great neighbors who, unfortunately, were unable to keep their home despite their best efforts to work with the bank.

The bank maintained the property last year, but this year... not really. The yard was severely overgrown, one of the windows was broken and the home was beginning to turn into an eye sore on Saxon.

Several attempts were made to get the bank to clean up the overgrown yard and to repair the damage to the house, but all of them were unsuccessful.

It was decided to perform the maintenance ourselves and to seek payment from the owner (the bank), as is allowed by our CC&R's.

Therefore, several neighbors got together on August 6th to clean up the yard. They brought mowers, weed whackers and other tools, rolled up their sleeves and got to work.

With this combined effort it didn't take long and the overgrown yard looked nice and neat again.

It's great to know that we live in a community where people still care and take pride in their neighborhood.

(Pictures on page 3)



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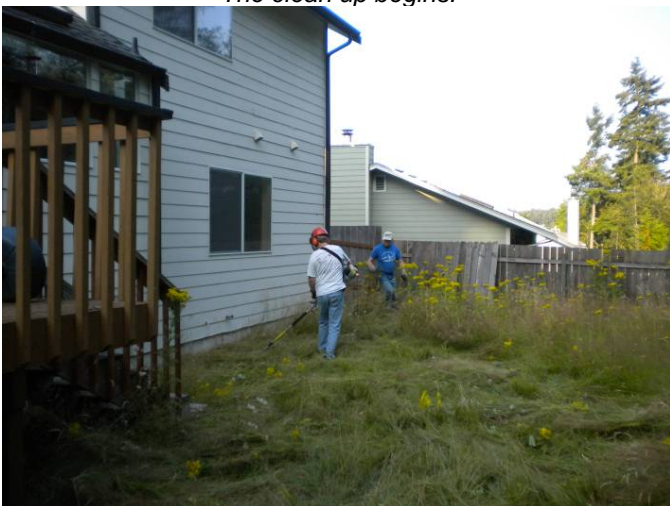
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The clean up begins!



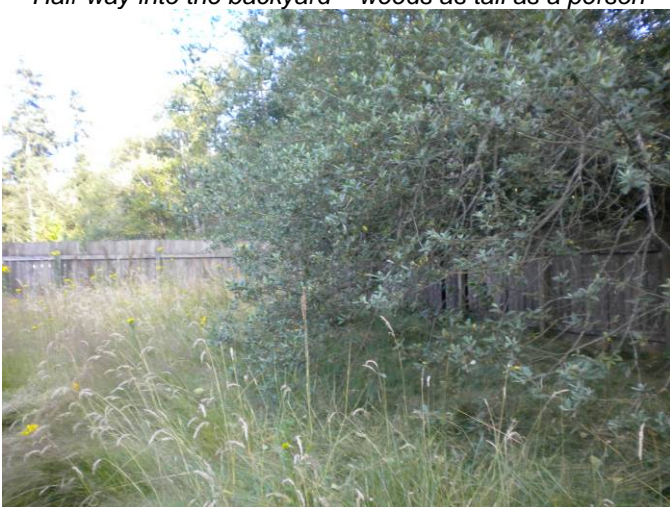
Having fun while pulling weeds



Half-way into the backyard – weeds as tall as a person



A little snake was re-homed while we cleaned up



The overgrown backyard



Part of the "Clean Up Crew"

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Coyotes *By David Black*



Many in our quaint neighborhood have probably heard the cries of the coyotes in the greenbelts to the South and North of Conifer Park. The sounds are beautiful and can often make falling asleep in the warm months more pleasurable. However; they are still wild animals and there has been some reports of recent sightings in the Dover Court area so please remember to practice some simple tips around your property to help deter the coyotes and to help them stay in their natural and more suitable habitat.

- Do not keep pet food outdoors
- Keep dogs and cats indoors or under direct supervision when out of doors.
- Pick ripe fruits and do not let rot on the ground.
- Keep trash and recycling in enclosed containers with lids.

By following these simple steps you can keep our neighborhood safe and help the coyotes to stay in their natural habitat.

Cold Weather Tips for Pets



Here are some tips to help make sure that your dog or cat stays healthy and comfortable during the winter months.

1. Do not leave your pets outdoors unattended when the temperature gets below freezing. Pets that are mostly indoors need time to adapt to cold temperatures. Pets that get too chilled can develop hypothermia or even frostbite. Ear tips are especially susceptible to frostbite.
2. Keep your cat inside during the winter. Outdoor cats sometimes sleep under the hoods of cars. When the motor is started, the cat can be injured or killed by the fan belt. If there are outdoor cats in your area, bang loudly on the car hood before starting the engine to give the cat a chance to escape. If your cat does spend a lot of time outdoors, be sure it has a warm place to go.

3. Never let your dog off the leash on snow or ice, especially during a snowstorm - dogs can lose their scent and easily become lost. More dogs are lost during the winter than during any other season, so make sure yours always wears ID tags.
4. Never shave your dog down to the skin in winter, as a longer coat will provide more warmth. When you bathe your dog, be sure to completely dry him before taking him out for a walk.
5. Short-coated dogs should not be outside for an extended period of time. Dogs with short coats are especially vulnerable to cold, and may not be able to tolerate any outdoor exercise in extremely cold weather. Consider getting him a coat or sweater with a high collar or turtleneck with coverage from the base of the tail to the belly.
6. Thoroughly wipe off your dog's legs and stomach when he comes in out of the sleet, snow or ice. He can ingest salt, antifreeze or other potentially dangerous chemicals while licking his paws, and his paw pads may also bleed from snow or encrusted ice. Salt is very irritating to footpads as well.
7. Dogs with long fur on the bottom of their paws often develop ice balls between the pads and toes of the feet. To prevent ice balls, carefully trim the hair around your dog's feet. Apply a small amount of Vaseline, cooking oil, or PAM spray to your dog's feet before taking him for a walk in snow. The oil helps prevent ice balls from sticking. Make sure you use **edible** oil; most dogs will lick their paws after you apply the oil. Many dogs also need boots in cold weather, regardless of coat length. If your dog frequently lifts up his paws, whines or stops during its walks, it is demonstrating that its feet are uncomfortably cold. Be sure to get your dog used to wearing boots before the cold weather sets in.
8. Keep pets away from antifreeze solution, and promptly clean up any antifreeze spills. Antifreeze is attractive to pets but is deadly, even in very small amounts.
9. Never leave your dog or cat alone in a car during cold weather. A car can act as a refrigerator in the winter, holding in the cold and causing the animal to freeze to death.
10. Puppies do not tolerate the cold as well as adult dogs, and may be difficult to housebreak during the winter. If your puppy appears to be sensitive to the weather, you may opt to paper-train him inside. If your dog is sensitive to the cold due to age, illness or breed type, take him outdoors only to relieve himself.
11. Make sure your companion animal has a warm place to sleep, off the floor and away from all drafts. A cozy dog or cat bed with a warm blanket or pillow is perfect.

For more information go to <http://www.asPCA.org/pet-care/> or talk to your veterinarian.